069.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	964,800 / 964,800
					USE VALUE:	964,800 / 964,800
					ASSESSED:	964,800 / 964,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRANE JOSEPH P JR
Owner 2:	CRANE PATRICIA B
Owner 3:	
Street 1:	14 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,634 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2830 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5634.000	546,300	6,200	412,300	964,800
Total Card	0.129	546,300	6,200	412,300	964,800
Total Parcel	0.129	546,300	6,200	412,300	964,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.92 | /Parcel: 340.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43713

GIS Ref

GIS Ref

Insp Date 10/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 069.0-0001-0005.0

!5889!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	546,300	6200	5,634.	412,300	964,800	964,800	Year End Roll	12/18/2019
2019	101	FV	404,300	3400	5,634.	382,900	790,600	790,600	Year End Roll	1/3/2019
2018	101	FV	404,300	3400	5,634.	382,900	790,600	790,600	Year End Roll	12/20/2017
2017	101	FV	404,300	3400	5,634.	335,700	743,400	743,400	Year End Roll	1/3/2017
2016	101	FV	404,300	3400	5,634.	306,300	714,000	714,000	Year End	1/4/2016
2015	101	FV	388,100	3400	5,634.	270,900	662,400	662,400	Year End Roll	12/11/2014
2014	101	FV	388,100	3400	5,634.	256,200	647,700	647,700	Year End Roll	12/16/2013
2013	101	FV	388,100	3400	5,634.	243,900	635,400	635,400		12/13/2012

PRINT

Date	Time
12/10/20	20:42:58

LAST REV

Date	Time
10/10/19	14:48:39
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5889

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAFFNEY THERESA	28642-216		5/29/1998		340,000	No	No		Y

USER DEFINED

Prior Id # 1:	43713
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2005	548	Addition	75,000	C		G7	GR FY07	ENLGE KIT, MBR, NE
12/4/1998	833	Dormers	15,000					3RD FLOOR DORMER+B

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
4/8/2009	Measured	372	PATRIOT
4/20/2006	Permit Visit	BR	B Rossignol
11/19/1999	Inspected	3	
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5634		Sq. Ft.	Site		0	70.	1.05	12									412,312						412,300	

Total AC/HA: 0.12934 | Total SF/SM: 5634 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 412,312 | Spl Credit | Total: 412,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02102470
Const Adj.:	0.98990101
Adj $ / SQ:	126.339
Other Features:	113250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572622
Depreciation:	26341
Depreciated Total:	546282

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

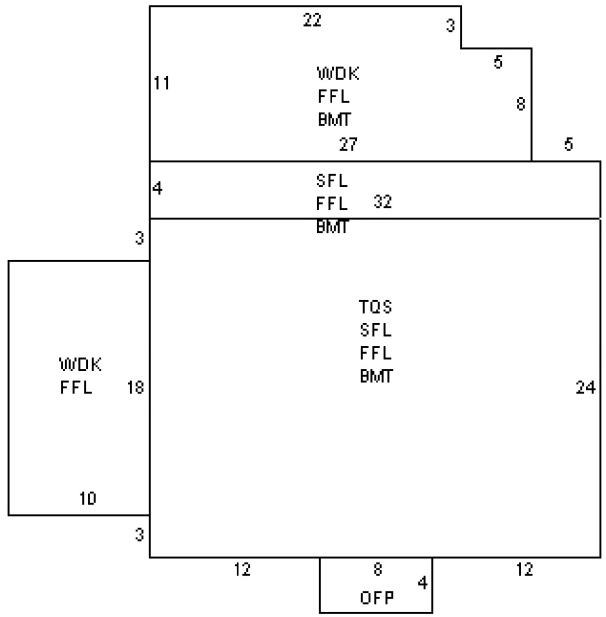
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.97
Special Features:	0	Val/Su Net:	121.35
Final Total:	546300	Val/Su SzAd	193.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,358	126.340	171,569
BMT	Basement	1,178	37.900	44,648
SFL	Second Floor	896	126.340	113,200
TQS	3/4 Story	576	126.340	72,771
WDK	Deck	462	8.080	3,734
OFP	Open Porch	32	43.560	1,394

Net Sketched Area:	4,502			Total:	407,316
Size Ad	2830	Gross Are	4694	FinArea	2830

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	2	22X22	A	AV	2015	3.02	T	5	101			2,800			2,800
2	Frame Shed	D	Y	1	8X10	A	AV	2015	0.00	T	3.2	101						

More:	N	Total Yard Items:	6,200	Total Special Featues:		Total:	6,200